



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 20TH OCTOBER 2025 IN THE GUILDHALL

There are stairs to the Council Chamber but if any member of the public has mobility issues the Council can relocate to the lower Guildhall.

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 20th October 2025** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

Committee Members: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson, L Smallridge and M Trant.

1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair will read out the following statement:

Welcome to everyone attending and observing the meeting.

A reminder that open proceedings of this meeting will be video recorded. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber attendees are also consenting to being recorded.

This meeting is limited to 90 minutes and therefore members are asked to raise their points succinctly and not repeat the same view expressed by colleagues if it does not add to the debate.

To receive apologies and to confirm that any absence has the approval of the Council.

The Committee will adjourn for the following items:

PUBLIC QUESTION TIME

A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.

The Committee will convene to consider the following items:

2. CONFIRMATION OF MINUTES

To approve the minutes of 15th September 2025 and update on any matters arising. Document attached.

3. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

3a. 2888/25/LBC - Listed Building Consent for alterations to shopfront to allow new access to proposed first floor maisonette, with internal refurbishment & rear access stair & garden space externally. 12 High Street, Totnes, TQ9 5SB. See <https://southhams.planning-register.co.uk/Planning/Display/2888/25/LBC>

3b. 2771/25/LBC - Listed Building Consent for internal alterations to amend layout of kitchen & reinstate internal ceilings & walls. 8 Castle Street, Totnes, TQ9 5NU. See

<https://southhams.planning-register.co.uk/Planning/Display/2771/25/LBC>

3c. 2653/25/HHO - Householder application for extension to existing decking & fenestration alteration. 11 Priory Avenue, Totnes, TQ9 5HR. See

<https://southhams.planning-register.co.uk/Planning/Display/2653/25/HHO>

3d. 2730/25/VAR - Application for variation of conditions 2 (approved plans), 5 (privacy screen), 6 (flat roof area) & 7 (climate emergency compliance) of planning consent 2253/24/HHO. 6 Dartside, Totnes, TQ9 5HL. See <https://southhams.planning-register.co.uk/Planning/Display/2730/25/VAR>

3e. 1911/25/FUL - Change of use of from Class F1 & C3 to mixed use: Class E(shop) & C3 (dwelling). The Parlour, 43 45 High Street, Totnes, TQ9 5NP. See

<https://southhams.planning-register.co.uk/Planning/Display/1911/25/FUL>

3f. 2937/25/VPO - Application for modification of Section 106 Agreement on 3203/23/FUL. Land at SX 808 599, Parkers Way, Totnes. See

<https://southhams.planning-register.co.uk/Planning/Display/2937/25/VPO>

3g. 2625/25/VAR - Application for variation of condition 2 (approved plans) of planning consent 4342/22/FUL and 2619/25/VAR - Application for variation of condition 2 (approved plans) of planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN. See

<https://southhams.planning-register.co.uk/Planning/Display/2625/25/VAR> and

<https://southhams.planning-register.co.uk/Planning/Display/2619/25/VAR>

3h. 2857/25/ARC - Application for approval of details reserved by condition 3 (windows, doors & sills) to planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN. See

<https://southhams.planning-register.co.uk/Planning/Display/2857/25/ARC>

4. TOTNES NEIGHBOURHOOD PLAN

To consider a review of the Totnes Neighbourhood Plan and the employment of an external consultant to undertake the work. Document attached and verbal update.

5. BICYCLE RACKS

To consider a recommendation from the Economy Working Group for the location of a bicycle rack in Totnes. Document attached.

6. LICENSING ISSUE

To consider writing to South Hams District Council about the anti-social behaviour problems in Borough Park and the proximity of the 24-hour alcohol licence granted to Morrisons Garage. Verbal update.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 17th November 2025 at 6.30pm in the Guildhall.

S Halliday

Governance and Projects Manager

15th October 2025

USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be video recorded. If members of the public make a presentation, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded.

Televised, vision and sound recordings or live broadcastings by members of the press or public at Councillor Committee debates are permitted and anyone wishing to do so is asked to inform the Chair of the respective Committee of their intention to record proceedings.

ITEM 2 – CONFIRMATION OF MINUTES



DRAFT MINUTES FOR THE PLANNING COMMITTEE

MONDAY 15TH SEPTEMBER 2025 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson (from 18.35) and M Trant.

Apologies: Cllr Smallridge.

In Attendance: Cllr Beavis and S Halliday (Governance and Projects Manager).

1. WELCOME AND APOLOGIES FOR ABSENCE

To receive apologies and to confirm that any absence has the approval of the Council.

Cllr Auletta read out a statement about how the meeting would be conducted and recorded.

The apologies were accepted.

The Committee adjourned for the following item:

PUBLIC QUESTION TIME

There were no members of the public who wished to speak.

The Committee reconvened.

2. CONFIRMATION OF MINUTES

To approve the minutes of 21st July 2025 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 2600/25/TCA – T1: False Acacia – Fell. Bogan Stable, North Street, Totnes, TQ9 5NZ.

Comment – the Committee defers to the views of the Tree Officer in the absence of an arboricultural report being submitted.

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

Note: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at South Hams District Council (SHDC).

4a. 1926/25/FUL - READVERTISEMENT (Revised proposal & revised plans) Proposed extension to petrol filling station sales building, installation of jet wash facilities, retention of existing shipping

container, erection of bin store & associated works. Morrisons Service Station, Station Road, Totnes, TQ9 5JR.

Object. The comments previously made by the Council still stand (see below). In addition, the Committee has concerns about:

- The unresolved drainage issues from the proposed jet wash areas. The Committee supports the concerns about flooding raised by the Environment Agency and internal (SHDC) drainage consultation.
- Flood lighting in the area given the proximity of the wildlife corridor at the rear of the site.
- The revised plans showing the visibility splays given its inaccuracies in measurements shown and awaits a revised version.
- The proposed changes to the site increases the level of risk to pedestrians moving around the site, particularly those with protected characteristics.

Previous comments submitted in August 2025 are as follows:

- Disabled parking space adjacent to exit is no longer visible on entry to the site. Prior to the installation of the container and fencing it was possible for disabled drivers to see whether the space was occupied or not as they pulled in, giving better equity of access.
- The pedestrian safety of the site is inadequate, particularly for children using the store to and from school.
- The cycle rack locations require cyclists to cross the vehicular entrance to the forecourt. This is unnecessarily dangerous.
- Although the visibility splay may technically comply, the context has been lost when making this assessment when considering pedestrians crossing the entrance and exit, the curve of the road and the nearby pedestrian crossing.
- The storage container should be located elsewhere on the site due to visibility and environmental/visual impact concerns.
- There is insufficient parking onsite with the proposed additional jet washes, particularly with the proposed café area. This could cause traffic queuing onto the road.
- The jet washes would block the clearly well used footpath across the green space on the corner of the site [see attached image].
- The previous objections for visual impact, including the front fence, still stand.

4b. 1978/25/HHO - Householder application for Site works to extend an existing Shed / Outhouse with car parking space to the roof into a 2 story Annex with pitched roof. South View, Jubilee Road, Totnes, TQ9 5BW.

Object. The Committee has concerns about:

- Drainage – there is no agreement from South West Water that the proposed additional facilities of a shower room and sink can be accommodated with the existing facilities. There is also no mention of how surface water runoff will be handled.
- The negative impact on the street scene. The language of the existing outbuildings along the road is the classic “gable fronted single garage” that, despite being located above and in front of the front facade of the house nevertheless remains subsidiary to the house. This proposal widens the building envelope and turns the roof form around so it presents a full width ridge to the street. This increases the apparent bulk of the annex building, and blocks the important landscape view visible between the houses. These glimpsed views enhance the character of the street scene and assist in making Jubilee Road the premier road that it is.

4c. 2494/25/HHO - Householder application for proposed extensions & associated works. 31 Smithfields, Totnes, TQ9 5LR.

The Committee declared an interest as a neighbour, as Totnes Town Council owns and manages Totnes Cemetery which is situated at the rear of the property.

Comment – whilst the Committee does not object to the proposed extension in principle it has the following concerns:

- Drainage and water management have not been addressed, with inconsistencies in the plans showing (or not) on site attenuation. There is an existing issue with surface water run off down Smithfields which could puddle outside the entrance to the property causing flooding and increase the water table in the surrounding area (and which is known to be high in the adjacent area of the cemetery). The Committee would encourage natural flood management solutions to be used in the garden area.
- Bats and the survey showing some presence in the roof space – the Committee would wish to see the recommendations in the survey adhered to.

4d. 2539/25/FUL – Proposed new access and siting of storage containers. Land at Sx806 609, Wills Road, Totnes.

Support, subject to the Environment Agency Flood Risk Assessment concerns being addressed.

4e. 2527/25/LBC - Listed Building Consent for repair or replacement of box gutter behind parapet wall. 82A High Street, Totnes, TQ9 5SN.

Support.

5. TRAFFIC AND TRANSPORT STEERING GROUP

To:

a. Consider the recommendation on the Local Cycling and Walking Infrastructure Plan (LCWIP); and

To **RECOMMEND** to Full Council that it responds to South Hams District Council with single priority of the Totnes Bridge - High Street route, and to investigate options to improve: pedestrian safety on the bridge; support an increase in footfall and enhanced visitor experience whilst supporting local businesses; and ensure community safety on the High Street.

b. Note the minutes from the Traffic and Transport Steering Group and Forum held on 24th July 2025.

Noted.

6. LICENSING APPLICATIONS

To consider the following applications:

a. Variation application to licence (opening hours and sale of alcohol) for: Drift Records, 103 B & C High Street, Totnes, TQ9 5SN.

Support.

b. Pavement licence: The Bull, High Street, Totnes, TQ9 5SN.

The Committee has carefully considered the restricted pavement space but given the reduced traffic flow in this area and the alternative pedestrian access routes, in this specific context it is content to support the application.

The Committee awaits sight of a further application for the tables and chairs placed on the Rotherfold square by this business.

The Committee voted to extend the meeting by 5 minutes.

c. Pavement licence: The Brioche Café, 49 High Street, Totnes, TQ9 5NP.
Support.

7. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 20th October 2025 at 6.30pm in the Guildhall.

Noted.

The meeting closed at 8.10 pm.

Sara Halliday
Governance and Projects Manager
September 2025

ITEM 4 - TOTNES NEIGHBOURHOOD PLAN

At the Council Away Day it was agreed that a review of the Neighbourhood Plan is required in view of the recent changes in planning legislation and in advance of the new Joint Local Plan (JLP) by South Hams District Council (the extant JLP covers Plymouth, South Hams and West Devon).

A brief is required to engage an external consultant to carry out this work. Details to be considered including in the scope could include:

- An individual with up-to-date knowledge of the planning legislation changes.
- A read through of the plan and advice on any policies that are affected by planning legislation changes and should be updated.
- Look at the topography of the town in relation to future areas for development (which the JLP will no doubt look to include).
- An informal update of the advice in a meeting (rather than a written report)
- Advice on timings on whether to consider making formal changes to the Neighbourhood Plan before the JLP process has concluded.

ITEM 5 – BICYCLE RACKS

In June, Full Council agreed the Traffic and Transport Forum's suggested locations and ideas for bicycle parking in Totnes in response to a request from South Hams District Council – extract from the minutes is:

It was **RESOLVED** unanimously that the Council responds to South Hams District Council's (SHDC) request for input on bicycle storage locations in the town with the following:

- That any bicycle hoops/racks are in keeping with the historic environment of the town and the conservation areas, and that the Town Council is consulted on designs and precise locations.
- **That Sheffield Hoops be considered for installation at Market Square (ensuring sufficient space remains for market traders), The Plains, and/or Fore Street.**
- The provision of lockable storage in Heath's Nursery Car Park (near the recycling area).

Following a walk round by District and Town Council Officers, a number of locations suggested by SHDC was passed to the Economy Working Group for consideration, four potential locations on Fore and High Street of which three would be in existing parking spaces. The Working Group were in agreement that a new bike rack [only one is likely to be installed] should not go in a parking space based on the responses received as part of the Community Economic Plan survey that there is not enough parking in town.

The Working Group **RECOMMENDS** a position next to the pedestrian entrance of Heath Nursery Car Park, next to the Masonic Hall – see image with potential location below.

